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WING TAI PROPERTIES LIMITED

永泰地產有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 369)

SUPPLEMENTAL ANNOUNCEMENT CONTINUING CONNECTED TRANSACTIONS: RENEWAL OF OPERATING AND LICENCE AGREEMENTS

Reference is made to the announcement (the “**Announcement**”) of the Company dated 29 July 2026 in relation to the continuing connected transactions in connection with the Operating and Licence Agreements. Unless the context otherwise requires, capitalised terms used herein shall have the same meanings as defined in the Announcement.

The Company would provide further information in connection with the entering into the Operating and Licence Agreements as follows:

HISTORICAL TRANSACTION AMOUNTS

The predecessors of the Operating and Licence Agreements are the operating agreement and the licence agreement, both entered into in August 2023 covering the 3-year period from 1 August 2023 to 31 July 2026 (the “**Previous Operating and Licence Agreements**”).

The amounts of basic management fees, incentive management fees and licence fees (collectively, “**Management and Licence Fees**”) generated by Lanson Place Malaysia and Lanson Place Hong Kong under the Previous Operating and Licence Agreements are as follows:

	Management and Licence Fees (<i>approximately HK\$ million</i>)
For the period from 1 August 2023 to 31 December 2023	0.55
For the year ended 31 December 2024	2.00
For the year ended 31 December 2025	2.64
For the period from 1 January 2026 to 31 July 2026 (<i>unaudited</i>)	1.53

BASIS FOR THE ANNUAL CAPS

The Annual Caps of HK\$1.6 million, HK\$3.6 million, HK\$3.7 million and HK\$2.1 million as mentioned in the Announcement were arrived at in light of the following:-

- (a) the historical transaction amounts as aforesaid;

- (b) the positive trend in the room rate and occupancy rate of the Serviced Suites due to increase in Chinese Mainland visitors;
- (c) the forecast room rate and occupancy rate of the Serviced Suites;
- (d) the revenue of comparable properties in Malaysia as disclosed in publicly available market research materials; and
- (e) the forecast rates of exchange between Malaysian Ringgit and Hong Kong dollars.

REASONS FOR AND BENEFITS OF ENTERING INTO THE OPERATING AND LICENCE AGREEMENTS

Lanson Place Malaysia and Lanson Place Hong Kong are principally engaged in provision of hospitality management services and licensing respectively, whereas JV Company (in which the Company has a 50% equity interest) requires hospitality management services for the Service Suites. The Board considers that the Transaction is beneficial for the Group in that the Group generates hospitality management fees and licence fees, that the Group will ensure the continuity of its operation and management services in Malaysia, and that the Group will sustain its hospitality business in Asia.

By Order of the Board
WING TAI PROPERTIES LIMITED
Chung Siu Wah, Henry
Company Secretary & Group Legal Counsel

Hong Kong, 4 August 2026

As at the date of this announcement, the Directors are:

Executive Directors:

Cheng Wai Chee, Christopher, Cheng Wai Sun, Edward, Cheng Man Piu, Francis and Ng Kar Wai, Kenneth

Non-executive Directors:

Kwok Ping Luen, Raymond (Kwok Ho Lai, Edward as his alternate), Hong Pak Cheung, William, Chow Wai Wai, John and Chen Chou Mei Mei, Vivien

Independent Non-executive Directors:

Yeung Kit Shing, Jackson, Lam Kin Fung, Jeffrey, Lam Tin Fuk, Fred and Kwok King Man, Clement